



20220722000287720 1/4 \$156.00
Shelby Cnty Judge of Probate, AL
07/22/2022 10:12:35 AM FILED/CERT

Send Tax Notice to:
Mr. and Mrs. Randy McSherdon
30779 Hwy 25
Wilsonville, AL 35186

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and Affection and One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **RANDY MCSHERDON** and wife, **DEBORAH L. MCSHERDON** (herein referred to as Grantors), do grant, bargain, sell and convey unto ourselves, **RANDY MCSHERDON** and wife, **DEBORAH L. MCSHERDON** (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of their right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Start at the Northwest corner of Section 6 Township 21 South, Range 2 East (known as shot gun corner); run south along the West boundary line of said Section 6 for 1411.4 feet to an iron pipe (in Wilsonville Cemetery); thence turn 63 degrees 20 minutes left for 272.8 feet to a 1" X 3" bar iron corner on South side of Wilsonville Cemetery for point of beginning; thence turn 25 degrees 25 minutes left along South side of Wilsonville Cemetery 201.3 feet to an iron pipe 33 feet from center of State Highway 25; thence turn 119 degrees 1 minutes right and run on West boundary of said Highway 171.3 feet to an iron pipe (33 feet from centerline of road); thence turn 60 degrees 59 minutes right 115.0 feet to an iron pipe; thence turn 88 degrees 48 minutes right 150 feet to point of beginning. Situated in the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT:

Shelby County, AL 07/22/2022
State of Alabama
Deed Tax: \$125.00



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Parcel 1 of 1:

Commencing at the northwest corner of section 6, township 21 south, range 2 east being a gun barrel found in place, thence proceed in an easterly direction along the north boundary of said section 6 for a distance of 1374.19 feet, more or less, to a point on the centerline of project STPBH-0025(507) at station 42+64.56;

Thence proceed southwesterly along the centerline of said project for a distance of 174.88 feet to a point on the centerline of project located a P.C. Station 41+31.25;

Thence proceed southwesterly along the centerline of said project for a distance of 1651.33 feet to a point on the centerline of project located at station 24+79.92;

Thence turn a deflection angle 90 degrees right and proceed in a northwesterly direction for a distance of 32.83 feet, more or less, to a point (1" crimp iron found) on the present R/W line of SR 25, which is located to the right of station 24+79.92, which is the point of BEGINNING;

Thence S 29° 58' 5" W and along the present R/W line of SR 25 a distance of 170.44 feet to a point (capped iron found) on the present R/W line of SR 25;

Thence N 88° 31' 37" W and along the present R/W line of Weldon St. a distance of 23.44 feet to a point on the required R/W line (said point offset 52.22 feet, more or less and perpendicular to the centerline of project at station 22+98.17);

Thence N 21° 49' 42" E and along the required R/W line a distance of 52.52 feet to a point on the required R/W line (said point offset 60.00 feet and perpendicular to the centerline of project at station 23+50.00);

Thence N 30° 21' 0" E and along the required R/W line a distance of 85.00 feet to a point on the required R/W line (said point offset 60.00 feet and perpendicular to the centerline of project at station 24+35.00);

Thence N 56° 25' 45" E and along the required R/W line a distance of 45.50 feet to a point on the grantor's property line (said point offset 40.00 feet and perpendicular to the centerline of project at station 24+75.92);

Thence S 88° 29' 59" E and along the grantor's property line a distance of 8.18 feet; to the point (1" crimp iron found) and place of BEGINNING, containing 0.10 acres, more or less.

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The above-described property is the homestead of the Granter and his spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of July, 2022.

Randy McSherdon
Randy McSherdon

Deborah L. McSherdon
Deborah L. McSherdon

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Randy McSherdon and wife, Deborah L. McSherdon, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July

Sam Sh
Notary Public

My Commission Expires: 8/30/2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Randy and Deborah L. McSherdon
Mailing Address 30779 Hwy 25
Wilsonville, AL 35186

Grantee's Name Randy and Deborah L. McSherdon
Mailing Address 30779 Hwy 25
Wilsonville, AL 35186

Property Address 30779 Hwy 25
Wilsonville, AL 35186

Date of Sale 07/22/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$124,900

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor's Value

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7/22/2022

Print

Randy McSherdon Deborah L McSherdon

Sign

Randy McSherdon Deborah L McSherdon
(Grantor) Grantee/Owner/Agent) circle one

☐ Unattested



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eForms

Form RT-1